

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: ENCLAVE FINAL PLAT

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Dan Matthys **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date <u>3/28/06</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve, and authorize the Chairman to execute, the final plat for Enclave located on Markham Road in Section 36, Township 19S, Range 29E.

District 5 – Commissioner Carey (Denny Gibbs, Senior Planner)

BACKGROUND:

The applicant, Silver Seas Homes, Inc., is requesting final plat approval for Enclave subdivision. The subject property is located on Markham Road, west of Orange Blvd in Section 36, Township 19S, Range 29E. The plat consists of four (4) single family residential lots zoned A-1 on 5.59 acres. Each lot meets or exceeds the required 1 acre of net buildable. The proposed subdivision will be served by Seminole County for water service and individual septic system.

Staff has reviewed the plat and finds that it complies with Chapter 35 of the Seminole County Land Development Code and Chapter 177, Florida Statutes. Prior to recording the applicant will submit a performance bond in compliance with the SCLDC Section 35.44(e)(1).

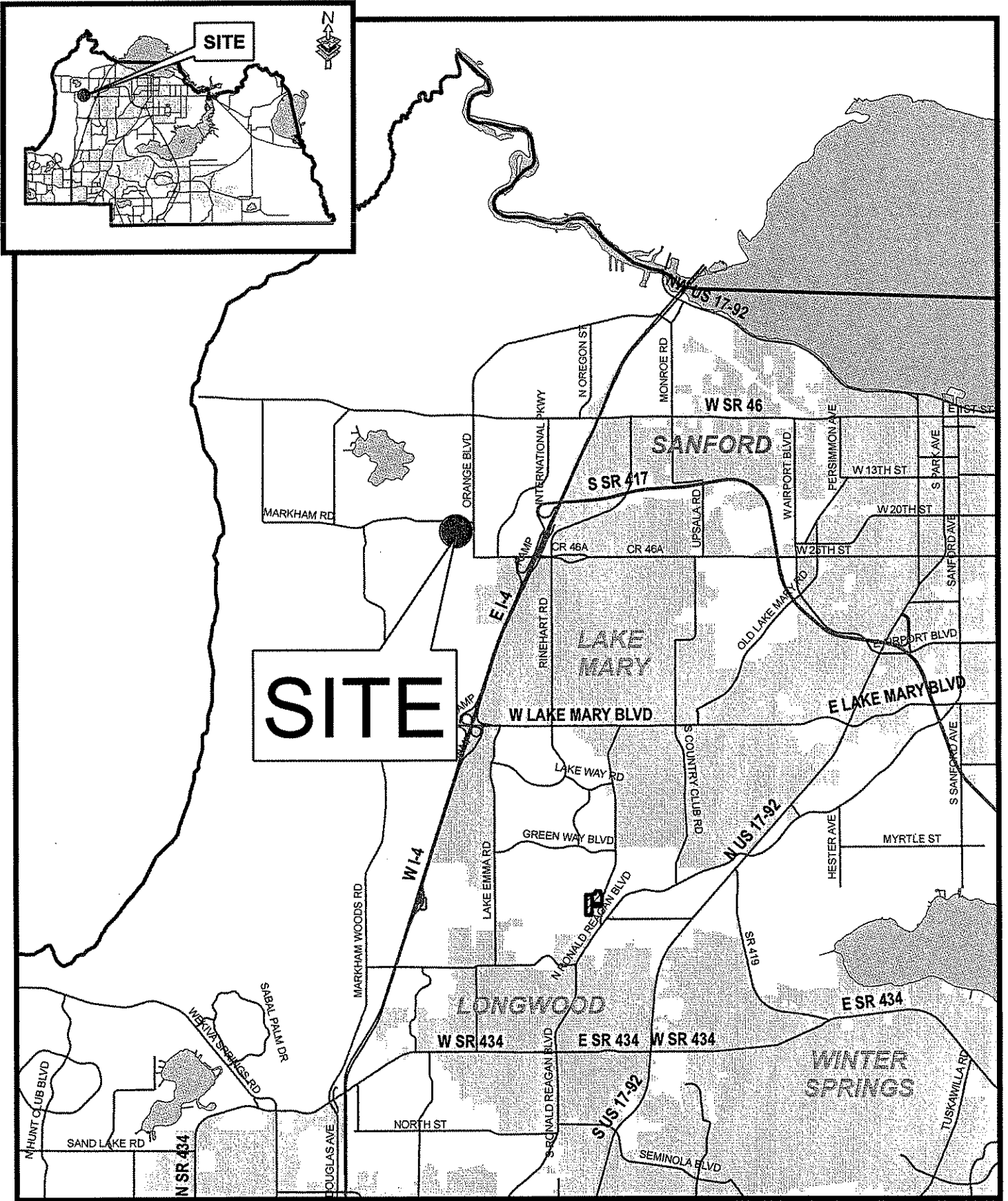
STAFF RECOMMENDATION:

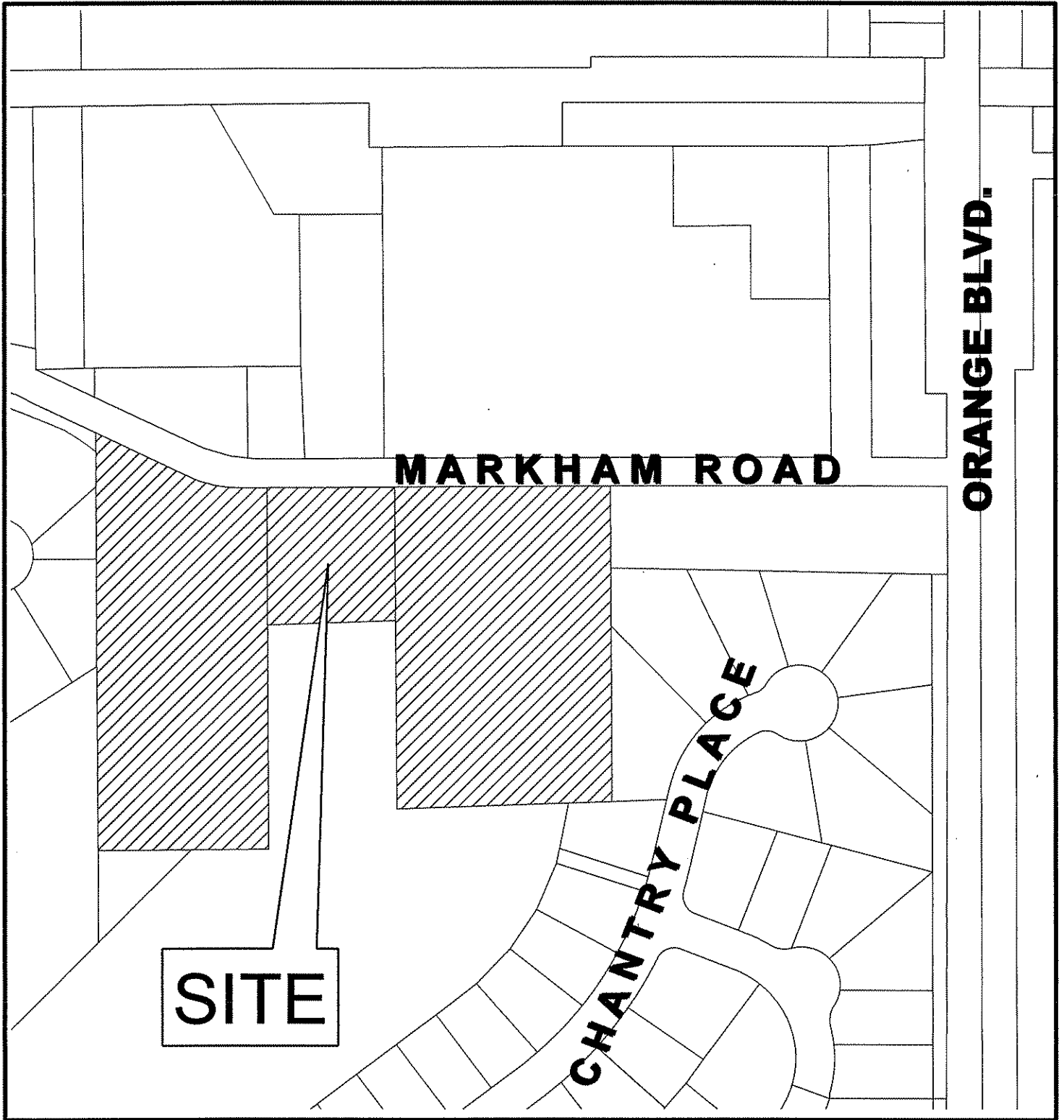
Staff recommends the Board approve and authorize the Chairman to execute the final plat for Enclave.

District 5 – Commissioner Carey

- Attachments: Location Map
- Site Map
- Reduced Copy of Plat

Reviewed by:	<u>MM</u>
Co Atty:	
DFS:	
Other:	
DCM:	<u>SS</u>
CM:	<u>AD</u>
File No.	<u>cpdd04</u>





MARKHAM ROAD

ORANGE BLVD.

CHANTRY PLACE

SITE

ENCLAVE

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK PAGE

ENCLAVE DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plot for the uses and purposes therein expressed and does hereby dedicate the streets and easements as shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned does hereunto set his hand on this 10th day of November 2005.

WITNESSES: SILVER SEA HOMES, INC

GRACIELA BLANCO
PRESIDENT

STATE OF FLORIDA COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 10th day of November, 2005 by Graciela Blanco, President of Silver Sea Homes, Inc. who is personally known to me and did not take an oath.

NOTARY PUBLIC

Commission No. _____

My Commission expires: _____

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177.09(1) Florida Statutes.

Guy A. Lisse, P.L.S.
Florida Registration Number 4723
County Surveyor for Seminole County, Florida

DATE: _____

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the plat and survey data contained herein complies with all requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.09(1)(7) regarding "permanent reference monuments" and that the land is located within Seminole County, Florida.

HARTLEY SURVEYING, INC.

Signature: Jill L. Hartley, President Dated: November 10, 2005

Florida Registration No. 5716
Licensed Business No. 7197

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida:

Chairman of the Board _____

ATTEST:

BY _____ D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find the it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____

CLERK OF THE COURT
in and for Seminole County, Florida

BY _____ D.C.

Legal Description

A portion of Section 36, Township 19 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

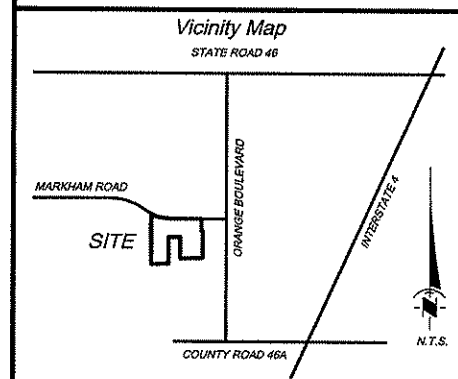
BEGIN at the Northwest corner of Lot 23, Heron Ridge, according to the plat thereof, as recorded in Plat Book 57, Pages 1, 2 & 3 of the Public Records of Seminole County, Florida; thence run S 00°02'42" E, along the West line of said Heron Ridge, a distance of 306.09 feet; thence departing said West line, run S 88°01'00" W, a distance of 254.00 feet; thence run N 00°02'42" W, a distance of 248.14 feet; thence run S 88°01'00" W, a distance of 130.33 feet; thence run S 00°02'42" E, a distance of 300.22 feet; thence run S 88°01'00" W, a distance of 195.06 feet to a point on the East line of Kentford Garden, according to the plat thereof, as recorded in Plat Book 58, Pages 42, 43 & 44 of the Public Records of Seminole County, Florida; thence run N 00°06'30" W, along said East line, a distance of 562.25 feet to a point on the South right-of-way line of Markham Road; thence run the following three courses and distances along said South right-of-way line; thence run S 69°50'09" E, a distance of 24.81 feet to the point of curvature of a curve, concave northeasterly, having a radius of 571.04 feet, a central angle of 19°43'54" and a chord bearing of S 79°42'06" E; thence run southeasterly, along the arc of said curve, a distance of 196.66 feet to the point of tangency thereof; thence run S 89°34'03" E, a distance of 351.41 feet; thence departing said South right-of-way line, run S 00°17'09" W, a distance of 137.60 feet; thence run S 88°57'00" E, a distance of 13.29 feet to the POINT OF BEGINNING

Containing 5.59 acres, (243285 sq ft) more or less.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKHAM ROAD, HAVING AN ASSUMED BEARING OF S 89°04'03" E.
2. ALL LINES ARE NON-RADIAL (N.R.) UNLESS INDICATED AS RADIAL (R).
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE BASED UPON SEMINOLE COUNTY ENGINEERING DEPARTMENT POINT NUMBERS 3335601 AND 3336001 THE BEARINGS AND DISTANCES DERIVED HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT. STATE PLANE COORDINATES FOR POINTS 3335601 AND 3336001 AS PUBLISHED BY SEMINOLE COUNTY: POINT NO. 3335601 N. 1621173 E. 538742 POINT NO. 3336001 N. 1621137 E. 537211
4. A CONSERVATION EASEMENT OVER TRACTS A AND B AND THE 25' UNDISTURBED UPLAND BUFFER IS HEREBY DEDICATED TO SEMINOLE COUNTY, FLORIDA.
5. THE ACCESS, DRIVEWAY, DRAINAGE AND UTILITY EASEMENT IS FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4.

6. TRACTS A AND B ARE TO BE OWNED AND MAINTAINED BY THE ENCLAVE HOMEOWNERS ASSOCIATION.



NOTICE: THIS PLAT, AS REQUIRED IN THE DRAWING FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER COPIES OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HARTLEY SURVEYING, INC
283 TIGER LILY COURT
ALTAMONTE SPRINGS, FL 32714
407-383-6976 407-788-9415 (FAX)
LB #7197

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrances, which is recorded in Official Records Book 5546, Page 160, of the Public Records of Seminole County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:

First National Bank of
Central Florida

Signature _____

Printed name _____

Carolyn H. Skog
Vice-President

Signature _____

Printed name _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Carolyn H. Skog Vice-President of the above named Corporation, incorporated under the laws of the State of Florida, personally known to me as the individual and officer described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and who did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public

Printed Name of Notary: _____
My Commission Expires: _____

ENCLAVE

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

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